



# Meadows of Highland

## MoH Newsletter — Winter, 2019

### Board of Directors Update

#### RESOLUTION REGARDING RESPONSIBILITY FOR ICE DAMS SITU- ATIONS

**RE:** Resolution to Clarify Responsibility  
for Ice Dams

**WHEREAS**, the Board deems it neces-  
sary to set a policy regarding removal and  
the remediation of ice dam issues.

Be it resolved that the Board of Directors  
is in agreement that effective immediately,  
and concurrent with the most recent prac-  
tice, that the Association will attempt to  
remove ice dams from an owner's roof  
when there is an active leak. It should  
also be understood that in accordance  
with the Association's Declaration and  
By-Laws the Association's responsibility is  
limited to the maintenance of the roofing  
shingles, vents, and siding as it was origi-  
nally constructed and turned over from  
the original Sponsor (builder). Upgrades  
to the roofing and attic system are not  
provided by the Association.

Since ice dams are not the result of de-  
fective roofing shingles, the homeowner  
is responsible for any recommended  
upgrades to remediate or to prevent  
future issues. This may include but is  
not limited to the installation of heat  
cables, the replacement of chimney  
caps, the replacement of skylights, and  
the installation of additional venting  
and/or insulation. Please be aware that  
any contractor that performs work on  
an owner's roof must be pre-approved  
by the Association with Insurance Cer-  
tificates on file that names the Meadows  
of Highland as additionally insured.

A motion was made by John Bray and  
seconded by Eleanor Foster with all in  
favor to adopt the above described res-  
olution duly recorded in the Associa-  
tion's book of minutes on Wednesday,  
November 21, 2018.

*Continued Page 2*

*Managing Agent:*

**Andruschat Real Estate Services, Inc.**

PO Box 448

Getzville, NY 14068

716-583-5180

Property Manager: Edward Dzioba

#### Inside this issue:

Ice Dam Resolution	1-2
Want to Contribute?	2
Winter Parking & Garbage Pickup	3
MoH Website / Welcome	3
Ice Dam Information	4-5

**Monthly Board of  
Directors meetings are held  
on the third Wednesday  
of each month at 6:30 p.m.  
in the Club House.**



# Meadows of Highland Newsletter – Winter, 2019

## TRASH COLLECTION

Please put your trash out after dark on Thursday evening or Friday morning in a secure container with a lid—NO BAGS

When a holiday falls during the week and trash is not collected (New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas) - the pickup day will be on Saturday, so put your trash out on Friday evening or Saturday morning.



## Meadows of Highland Board of Directors – 2018/2019

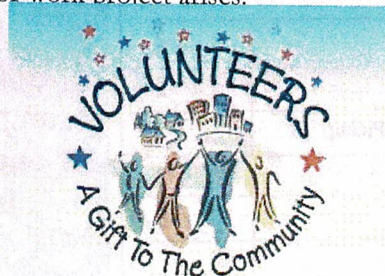
President	James DePerno	148 Bridle Path	662-0792
1st Vice President	Kathie Laudisio	146 Bridle Path	662-5890
2nd Vice President	John (Jeb) Bray	68 Bridle Path	662-4392
Treasurer	Ellie Foster	84 Bridle Path	566-0876
Secretary	Katie Burdette	100 Bridle Path	667-2530

## Want to contribute to the community you live?

This is a call out to anyone who would like to be a bit more involved in this great community.

On occasion, folks are needed to lighten the load of those who often step up when a project needs to get done. These “projects” might be social in nature (i.e. Steak Roast); maintenance related (filling salt buckets in winter; putting out benches in summer); or just stepping up when a crisis or work project arises.

It would be great to have a list of people ready and willing to participate. Please email Kathie Laudisio at [laudisik03@gmail.com](mailto:laudisik03@gmail.com) with your name and number.



*Continued from Page 1*

## Ice Dams Issues

Contractors available if you need to consult ice damming issues:

MMJ Enterprises; Lance Jason; 716-481-3802

EEH Enterprise Construction; Eric Honan; 716-830-2988

Foreman Roofing; Mike Heroth; 716-440-1721

Browne Company Inc.; Gary Brown Roofing Consultant; 716-667-0802

Buffalo Energy Consultants; Mike Woodward; (716) 868-6228



# Meadows of Highland Newsletter – Winter, 2019

## Meadows of Highland Website

Our website is up and running! If you have not registered as yet, please do. To register, follow these steps:

Go to <http://meadowsofhighland.org>

The “Home Page” will display.

The left sidebar has a list of pages; click on the **Member Registration Page**.

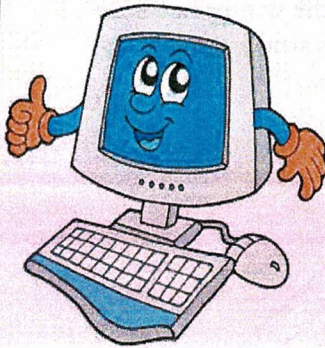
Fill in required fields and create your own username and password; then click REGISTER.

Your Member Log-In and Registration will be activated within a couple of days. Note: activation is not immediate.

You will receive emails from WordPress regarding the process.

### TIPS:

Save <http://meadowsofhighland.org> in your favorites or bookmarks.



If you forget your password; go back to the “Home” page and click on **Change Password**.

If you have questions or problems, contact Ellie Foster, Website Administrator at [jefoster84@verizon.net](mailto:jefoster84@verizon.net).



Welcome to new homeowners at the MoH:

#64 — Allie Loesch  
#52—Mary Jo Boyczuk



## Let's Talk Garbage

You commented .... we listened.

Effective November 1st, garbage cans and recycle containers may be placed at the curb **AFTER DARK** on Thursdays.

Please remember that cans must be covered and secured. Recycle containers must be stacked so the contents will not blow out. The Association is looking into secure recycle containers. Until then, please make sure nothing will blow around the neighborhood.

Thank you for your cooperation.

## Winter Parking

### Please be aware of the winter parking regulations:

From November through April, parking **WILL NOT** be permitted in front of the unit's garage door or any other location other than the parking space assigned to the unit. Short-term parking for purposes of loading and unloading will be permitted.

Please advise family members, contractors, and visitors to your unit of this policy. It is hoped that all owners will comply this this; however, if an owner shall fail to comply, the Board of Directors will be forced to impose penalties in the form of a fine.





# Meadows of Highland Newsletter – Winter, 2019

## Ice Dams and Attic Condensation

Two types of attic water damage are common in cold climates: ice dams and condensation of water vapor on cold surfaces in the attic.

### Ice Dams

Ice dams sometimes occur on sloping roofs in climates with freezing temperatures. When the temperature in your attic is above freezing, it causes snow on the roof to melt and run down the sloping roof. When the snowmelt runs down the roof and hits the colder eaves, it refreezes.

If this cycle repeats over several days, the freezing snowmelt builds up and forms a dam of ice, behind which water ponds. The ponding water can back up under the roof covering and leak into the attic or along exterior walls.

The right weather conditions for ice dams is usually when outside air temperatures are in the low 20s (°F) for several days with several inches of snow on the roof.

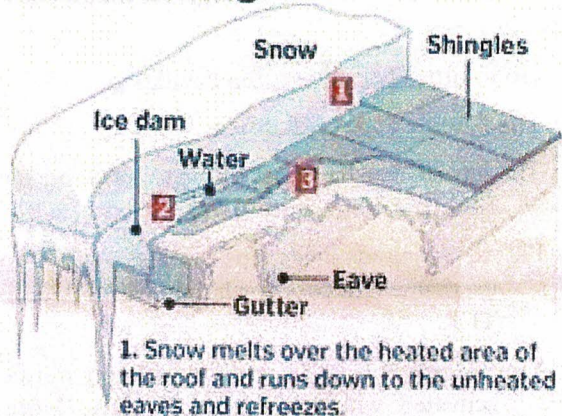
Research shows keeping the attic air temperature below freezing when the outside air temperature is in the low 20s can reduce the occurrence of ice dams. Research has shown sun exposure in the winter has little effect on attic air temperature. Warm air from living spaces below penetrating into the attic is usually the culprit in the formation of ice dams.

### Attic Condensation

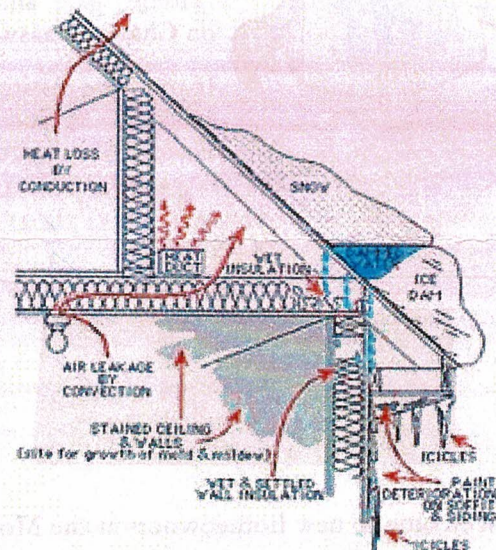
Condensation of water vapor on cold surfaces in attics can cause attic wood products to rot, which can lead to costly repairs. Condensation typically occurs when warm, moist air migrates into the attic from living spaces below. Research indicates unusually high humidity levels in the home's living spaces is strongly associated with attic condensation problems.

Building codes have some requirements that attempt to prevent the problems of ice dams and attic condensation. But codes do not address all the issues, and many houses are built without following building codes. It is the builder or designer's job to understand the relationship of humidity and air movement when designing and constructing the house so these problems don't occur.

### Ice damming



1. Snow melts over the heated area of the roof and runs down to the unheated eaves and refreezes.
2. Ice builds up forming an ice dam.
3. Water from melting snow backs up under the shingles and roof, leaks into the house causing damage.





## Ice Dams and Attic Condensation (*continued*)

### Prevention

- Prevent warm, moist air in living spaces from infiltrating into the attic with a good air barrier and appropriate water vapor control at the base of the attic.
- Provide good attic ventilation to replace warm air in the attic with cold outside air.
- Provide adequate attic insulation to reduce the transmission of heat into the attic from living spaces below.
- Consult a professional for the best way to avoid ice dams and water damage in your home.

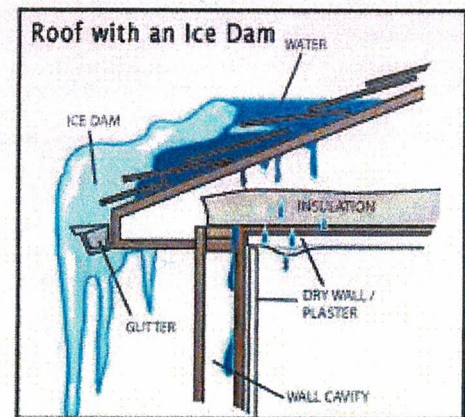
### What Not to Do

- Do not routinely remove snow from the roof. It will likely lead to shingle damage.
- Do not attempt to "chip away" the ice of an ice dam. It will likely lead to shingle damage.
- Do not install mechanical equipment or water heaters in attics, especially in cold climates.
- Do not use salt or calcium chloride to melt snow on a roof. These chemicals are very corrosive and can shorten the life of metal gutters, downspouts and flashings. Runoff that contains high concentrations of these chemicals can damage nearby grass and plants.
- Keeping the gutters clean of leaves will not reduce the occurrence of ice dams. However, clean gutters can keep them from overflowing and spilling rainwater next to the house. This can cause moisture problems in the house.

### If Ice Dams are Causing Water Damage

The following are short-term fixes. In order to avoid the same problem in the future, a qualified contractor should assess the amount of attic insulation and attic ventilation (especially around where the ice dam formed), and look for holes in the air barrier between the living spaces and the attic.

- If you see water staining at an exterior wall or ceiling where there is snow on the roof above it, act quickly to avoid extensive damage.
- Hire a contractor to carefully remove most of the snow from the roof above the ice dam. The contractor should avoid touching the roof with the removal equipment or even walking on the roof if possible. Cold roofs are more prone damage because they are more brittle than they are in the summer.
- Have the contractor create one or two grooves in the ice dam to allow the ponding water to drain off. These grooves should not be taken down to the roofing as this may damage the roof. If necessary, the contractor can use heat tape in the groove on a temporary basis to keep the groove open.



to

